

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/11 Woorigoleen Road, Toorak Vic 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,030,000 & \$1,130,000

Median sale price

Median price \$1,295,000 Property Type Unit Suburb Toorak

Period - From 01/01/2023 to 31/03/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2.2/9 Struan St TOORAK 3142	\$1,034,000	22/04/2023
2	9/11 Rockley Rd SOUTH YARRA 3141	\$1,087,000	25/02/2023
3	12/3 Rockley Rd SOUTH YARRA 3141	\$1,095,000	24/03/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/06/2023 17:01

5/11 Woorigoleen Road, Toorak Vic 3142



Walter Summons

03 9509 0411

0438 576 233

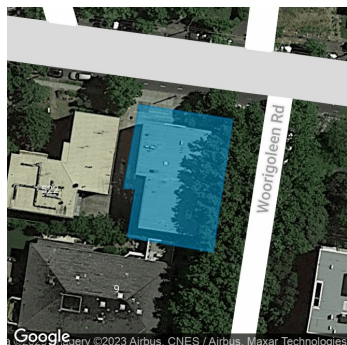
walter.summons@belleproperty.com

Indicative Selling Price

\$1,030,000 - \$1,130,000

Median Unit Price

March quarter 2023: \$1,295,000



3 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



2.2/9 Struan St TOORAK 3142 (REI)

Agent Comments

3 1 1

Price: \$1,034,000

Method: Auction Sale

Date: 22/04/2023

Property Type: Unit



9/11 Rockley Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$1,087,000

Method: Auction Sale

Date: 25/02/2023

Property Type: Unit



12/3 Rockley Rd SOUTH YARRA 3141 (VG)

Agent Comments

2 - -

Price: \$1,095,000

Method: Sale

Date: 24/03/2023

Property Type: Strata Unit/Flat

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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